

Expedited Type 3 Annexation

An Expedited Type # Annexation must be signed by all of the property owners within the area proposed to be annexed. Also, the territory proposed to be annexed may not be withdrawn or excluded from the township(s), unless alternatives are provided by either an annexation agreement or a CEDA. In order to qualify as an Expedited Type 3 annexation, the proposed annexation must show that significant economic development will result. A total real and personal property investment of more than \$10 million and new annual payroll of at least \$1 million are required to qualify as a “significant economic development.” The following additional provision also apply to these types of annexations:

- A. Notices to political subdivisions and certain property owners must be sent by the agent for the petitioner.
- B. The township(s) and municipality may consent or object to the proposed annexation on the basis that one or more of the statutory conditions for an Expedited Type 3 Annexation (which are outlined below in provision F) have not been met.
- C. If both the township(s) and the municipality consent to the annexation, the commissioners must adopt a resolution granting the petition at their next regular session.
- D. If either the township(s) or the municipality objects to the annexation, the commissioners must “hear” the petition at their next regular session. Notice of this hearing must be given to the parties by the agent for the petitioner.
- E. At the hearing, the parties may present evidence and are entitled to examine and cross-examine witnesses.
- F. Within 30 days after the hearing, the board must either grant or deny the petition on the basis of the following conditions;
 - 1. The petition meets all of the technical requirements.
 - 2. The petition was properly filed.
 - 3. The persons who signed the petition are owners of the property in the area proposed to be annexed.
 - 4. The petition contains the signatures of all of the property owners in the area proposed to be annexed.
 - 5. No highway will be divided or segmented by the boundary line between a township(s) and municipality so as to create a roads maintenance problem, or the municipality has agreed to assume maintenance of the highway, as a condition of the annexation.
 - 6. The municipality has adopted a statement indicating what municipal services will be provided upon annexation and the approximate date.
 - 7. The Director of the Ohio Department of Development has certified that the significant economic development thresholds specified above have been met.

G. If the commissioners grant the annexation, there is no appeal. If the board denies the petition, only an owner who signed the petition may appeal under ORC Chapter 2506.